

**PB# 73-19**

**Toleman Estates**

TOLEMAN ESTATES  
Completed 2/14/73  
73-19 Filed 4-10-73  
11:35 AM  
Jant.

public Hearing 7-8-70

\$25 - cost of public hearing - Pd. 8/6/70 MR

\$250.00 - Sub Division Fee pd 2/14/73 SH.  
to 2400 Parkland pd 2/14/73 SH.

# GENERAL RECEIPT

Town of New Windsor, N. Y.

1199

Received of Planning Board Feb 15, 1973 \$2650.00

Two thousand six hundred fifty and 00/100 Dollars

For Park land - 2400.00 Sub Division 250.00  
V. Giagini - Zoleman Estates

DISTRIBUTION:

FUND	CODE	AMOUNT

Town Clerk -  
TITLE

BY Dorothy D. Dinley Deputy

**PUBLIC NOTICE OF HEARING  
BEFORE THE PLANNING BOARD  
OF THE TOWN OF NEW WINDSOR**

Pursuant to Section 206 and Article 14 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 555 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on Wednesday, the 8th day of July, 1970, at 8:00 o'clock in the evening, to approve, modify and approve, or disapprove the preliminary layout for the following proposed subdivision, submitted to the Planning Board entitled: Tolaman Estates, Town of New Windsor, County of Orange, State of New York; consisting of 32 lots on a 19.4 plus or minus acre site, generally situated 2 miles north of Washingtonville, N.Y. on the west side of Tolaman Rd.

By order of the Planning Board of the Town of New Windsor, Orange County, State of New York:  
Dated: June 26th, 1970.

JOSEPH C. TALLARICO,  
Chairman.

June 27

**State of New York  
County of Orange, ss:**

Hugh V. Nocton , being duly sworn deposes and  
says that he is ..... Principal Clerk ..... of Newburgh-  
Beacon News Co., Inc., Publisher of The Evening News,  
a daily newspaper published and of general circulation in  
the Counties of Orange and Dutchess, and that the notice  
of which the annexed is a true copy was published .....

..... One Time .....  
in said newspaper, commencing on the.....27th.....day of  
..... June ..... A.D., 19 70 , and ending on  
the .....27th..... day of ..... June ..... A.D., 19 70

Subscribed and sworn to before me this

..... 27th ..... day of ..... June ..... 19 70

.....  
Notary Public of the State of New York, County of Orange.  
MY COMMISSION EXPIRES MARCH 30, 1971

C O M M E N T S

RE: SUBDIVISION OF TOLEMAN ESTATES, TOLEMAN ROAD

1. The subdivision should be reviewed in conjunction with the Coleman Heights subdivision so that parklands, roads, possible sewage treatment plant, and drainage problems can be coordinated.
2. The proposed subdivision was a part of a larger tract of land (approximately 122 acres). Plans, if any, for those remaining lands should be reviewed by the Planning Board, at this time, to avoid a piecemeal approach.
3. There may be severe soil limitations for septic tanks and buildings due to the wet soil conditions which appear to exist in this area. Consultation should be made with the Soil Conservation Service and consulting Town Engineer.
4. Since the subdivision is not minor, and individual wells and septic tanks are to be provided, the lot size should conform to the specifications of the RA District (Group A).
5. We strongly urge reducing the number of proposed roads connecting to Toleman Road. The center road could be eliminated and a cul-de-sac created. Such modification should accompany a change in the lot sizes.
6. The Board should examine the proposed open space area, in terms of ownership, usage, and future expansion into adjoining lands.

cc: Lloyd Wright  
Kartiganer Engineers  
John Lantz  
Theodore Marsden

LAW OFFICES OF  
**DEVITT AND DEVITT**

248 BROADWAY  
NEWBURGH, NEW YORK 12550

TELEPHONE (914) 561-6500  
P.O. Box 6

MATTHEW E. DEVITT (1926-1971)  
ROBERT M. DEVITT

BRANCH OFFICE  
9 GOSHEN AVENUE  
WASHINGTONVILLE, N.Y. 10992  
(914) 496-3614

December 13, 1972

Town of New Windsor  
555 Union Avenue  
New Windsor, N.Y. 12550

Re: Toleman Estates

Gentlemen:

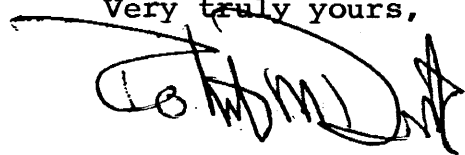
Enclosed herewith is our trustee check in the amount of \$11,000.00 in lieu of a bond for the completion of the roads in a development located on Toleman Road as shown on a map of Toleman Estates made by John F. Lantz, P.E.

It is our understanding that the Town has inspected the public improvements and the ~~item~~ left to be done is the black topping of the road. It is our further understanding that when the roads have been black topped and approved by the Town, this amount of money will be returned to Vincent Biagini and William C. Thomas, Jr.

Enclosed herewith is a copy of the ~~proposed~~ deed to be given on the dedication of the roads and public open spaces.

If the above meets with your approval, will you please have the Supervisor execute a copy of this letter on the bottom and return it to us.

Very truly yours,



RMD:cmb  
Encl.

Approved: Town of New Windsor  
BY:  
\_\_\_\_\_

BERNARD KESSLER, P.E.  
*Consulting Engineer*  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

September 17, 1971

Town of New Windsor Planning Board  
Re: Tolman Estates - Final Approval

The final plat for Tolman Estates should have the following additional information prior to approval.

1. Area of each lot including proposed public spaces.
2. Offer of dedication for open spaces and streets.
3. Existing culvert sizes on Tolman Road.
4. Added cross drains near lots A7 and A11.
5. Profiles showing new storm drains with sizes and inverts.
6. Indicate stream to be riprapped at headwall.
7. Health Department approval.

Attached herewith is a bond estimate for the proposed subdivision.

*Bernard Kessler*

June 21, 1971

Mr. J. Mathias Schleifer  
Orange County Dept. of Health  
34 North Street  
Middletown, New York

Dear Mr. Schleifer:

We are attaching three copies of drawings showing a revised design for Tollman Estates.

This design was based on information obtained during the joint field investigations held in the presence of the writer and Mr. Gerald MacDonald of your office.

The major modifications to the previous design was the elimination of three lots due to high ground water table. These lots have been incorporated in an expanded park site.

In addition several wells were relocated so as to obtain minimum separation distances.

We trust you will find the above information complete and consistent with the requirements of your office.

Very truly yours,

John P. Lantz, P.E.

JPL/hl

TOWN OF NEW WINDSOR  
OFFICE OF THE HIGHWAY SUPERINTENDENT  
NEW WINDSOR, NEW YORK

SEC. I

October 5, 1973

TOWN BOARD  
Town of New Windsor

Gentlemen:

I hereby request that the Town Board take into consideration the acceptance of the roads located in the subdivision known as Toleman Estates.

I would further recommend that said developer post a \$2,500.00 Maintenance Bond, effective the date roads were dedicated to the Town of New Windsor.

Respectfully,



JOSEPH F. VESELY  
Superintendent of Highways  
Town of New Windsor

cc: Town Clerk  
Highway Department  
Town Board  
Planning Board ✓

**RETAKE  
OF  
PREVIOUS  
DOCUMENT**

11-10-73

SEC. I

TOWN OF NEW WINDSOR  
OFFICE OF THE HIGHWAY SUPERINTENDENT  
NEW WINDSOR, NEW YORK

October 5, 1973

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Town of New Windsor

Gentlemen:

I hereby request that the Town Board take into consideration the acceptance of the roads located in the subdivision known as Toleman Estates.

I would further recommend that said developer post a \$2,500.00 Maintenance Bond, effective the date roads were dedicated to the Town of New Windsor.

Respectfully,

*Joseph F. Vesely*

JOSEPH F. VESELY  
Superintendent of Highways  
Town of New Windsor

cc: Town Clerk  
Highway Department  
Town Board  
Planning Board ✓

BERNARD KESSLER, P.E.  
Consulting Engineer  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

December 12, 1972

Town Board of New Windsor  
Planning Board of New Windsor

Re: Toleman Estates

Road Paving Bond Estimate

2185' long x 34' wide x 3" thick using Midland Paver.

825 Tons - $\frac{3}{4}$ " stone @ \$4.80/ton	=	3960
12,500 Gallons - Latex @ \$0.32/gallon	=	4000
60 Tons - $\frac{1}{4}$ " key stone @ \$4.80/ton	=	288
4,100 Gallons - Sealer Emulsion @ \$0.31/gal.	=	1271
80 Tons - $\frac{3}{8}$ " Sealer Stone @ \$4.80/ton	=	384
Mixer - Paver - 24 Hours @ \$40/hr.	=	<u>960</u>
		\$10,863

Recommended Bond - \$11,000

*Bernard Kessler*

**Memo** FROM:

**OFFICE OF THE SUPERVISOR**

**THEODORE F. MARSDEN**

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

PHONE 565-8900

TO:

Orange County Planning Department  
County Building  
Goshen, New York 10940

DATE: 9/13/71

Attn: Mr. P. Garrison

SUBJECT: Toleman Estates, Coleman Heights, Van Leeuwen Subdivisions

— FOLD HERE —

Pursuant to our discussion held at the meeting with the Soil Conservation Department on Friday, the 3rd of September, please note the following: you were hand devivered one (1) map regarding the subdivision of Coleman Heights upon which a study review was made and findings given to the Planning Board of the Town of New Windsor - a copy of a map for Van Leeuwen subdivision for soil test reports, copy of which to be given to the Planning Board.

I will request from the Planning Board a copy of the map from Toleman Estates to be forwarded to your office for soil study review prior to their approval of this subdivision.

I wish tothank you for your consideration and assistance in this matter.

Respectfully,

*T F Marsden*  
THEODORE F. MARSDEN  
Supervisor

by \_\_\_\_\_

TFM:ked

cc: Planning Board

MEMO SET  
CBF-00345 2 Pl.

Cromwell Business Forms, Albany, N. Y. 12201

*Memo-Set*

BERNARD KESSLER, P.E.  
Consulting Engineer  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

December 12, 1972

Town Board of New Windsor

Planning Board of New Windsor

Re: Toleman Estates

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Mixer - Paver - 24 Hours @ \$40/hr.	=	<u>960</u>
		\$10,863

Recommended Bond - \$11,000

*Bernard Kessler*

*Approved By:  
Joseph T. Veralgo  
Supv. of Highways*

ENID L. DUNNING  
NEW WINDSOR PLANNING BOARD CLERK

SPECIAL REPORT ON TOLEMAN ESTATES

OCTOBER 15, 1972

Re: TOLEMAN ESTATES RESEARCH

total area - 19.7 acres, 24 lots, size approx. 200' x 200'  
Individual wells, and individual septic tanks and tile fields  
owner intends to sell lots only.

Preliminary Approval was granted on August 12, 1970; but the Planning Board Engineer had the following comments:

1. maps not certified by a licensed surveyor
2. Road profile shows existing grades, no new grades shown.
3. No building set back shown on plans.
4. Some road slopes exceed 7%.

Mr. Lantz: Presented a correspondence file on the project to show proof of hardship, at the September 22, 1971 Planning Board meeting.

Motion: By Mr. Korn, seconded by Mr. Jones to waive the six (6) month requirement from preliminary to final, in view of the correspondence file submitted by Mr. Lantz showing diligence.

Vote: All Yes, Motion Carried.

October 27, 1972

Mr. Lantz and Mr. Thomas requested that the Board grant a six (6) month extension of preliminary approval, due to a financial hardship, at the October 27, 1972 Planning Board meeting.

Motion: By Mr. Jargstorff, seconded by Mr. Jones to grant a six (6) month extension, and if at the end of the six months proof of hardship can still be shown, another six (6) month extension will be granted.

Vote: Mr. Korn.....no  
Mr. Jargstorff....yes  
Mr. Dowd.....yes  
Mr. Jones.....yes  
Mr. Tallarico.....yes

Four (4) yes, one (1) no, Motion Carried.

October 15, 1972

Supervisor Marsden reported that Mr. Kessler's recommended \$49,000 Road Bond was never referred to the Town Board for Approval.

See Bernard Kessler's Report dated September 17, 1971 and Bond Estimate - attached.

JOHN F. LANTZ P. E.

CONSULTING ENGINEER

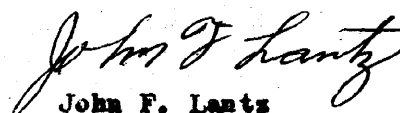
226 HIGH STREET  
MONROE, NEW YORK

30 June, 1970

Dear

Please be informed that pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 555 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on Wednesday, the 8th day of July, 1970, at 8:00 o'clock in the evening, to approve, modify and approve, or disapprove the preliminary layout for the following proposed subdivision, submitted to the Planning Board entitled: "Toleman Estates", Town of New Windsor, County of Orange, State of New York; consisting of 32 lots on a 19.6 plus or minus acre site, generally situated 2 miles north of Washingtonville, N.Y. on the west side of Toleman Road.

Very truly yours,

  
John F. Lantz

JFL/h1

June 3, 1970

Mr. John F. Lantz  
236 High Street  
Monroe, New York 10950

Re: Toleman Estates

Dear Mr. Lantz:

Please be advised that our records indicate that pre-preliminary approval was granted to the above captioned subdivision on February 11, 1970.

Further instructions regarding the public hearing scheduled for July 8th, 1970 at 8:00 P.M. will be sent to you under separate cover.

Very truly yours,

jt/mr

Joseph Tallarico, Chairman

August 18, 1970

Mr. John F. Lantz, P.E.  
236 High Street  
Monroe, New York 10950

Re: Toleman Estates

Dear Mr. Lantz:

At our meeting of August 12th, 1970, this Board voted preliminary approval to the above captioned subdivision.

However, our Engineer's review of the maps show the following:

1. Maps not certified by a licensed surveyor.
2. Road profile shows existing grades - no new grades shown.
3. No building set back shown on plans.
4. Some road slopes exceed 7%.

Please be certain that all these are considered along with other necessary details required for final approval.

If you have any further questions, please do not hesitate to contact this office.

Very truly yours,

jct/mr

Joseph C. Tallarico  
Chairman

*cf PB  
ATTORNEY  
OK/10m*

# This Indenture,

Made the \_\_\_\_\_ day of December, nineteen \_\_\_\_\_  
hundred and seventy-two

Between VINCENT BIAGINI, residing at (No #) Woodcock Mountain Road, Town of Blooming Grove, Orange County, New York, and WILLIAM C. THOMAS, JR., residing at (No #) Oakland Avenue, Central Valley, Town of Woodbury, Orange County, New York,

*parties of the first part, and*

TOWN OF NEW WINDSOR, a political subdivision of the State of New York, having its principal office at Town Hall, 555 Union Avenue, Town of New Windsor, Orange County, New York,

*part y of the second part:*

**Witnesseth,** that the parties of the first part, in consideration of one and no/100 (\$1.00) Dollars,  
lawful money of the United States, and other good and valuable consideration paid by the party of the second part,  
do hereby grant and release unto the party of the second part,  
its successors and assigns forever,

**All** those lots, pieces or parcels of land situate, lying and being in the Town of New Windsor, Orange County, New York, more particularly bounded and described as follows:

All those streets as shown on a Map of Toleman Estates, Town of New Windsor, Orange County, New York, prepared by John F. Lantz, P.E. which map was filed in the Orange County Clerk's Office on the day of 197 as Map #

ALSO all that lot, piece or parcel of land as shown on the aforesaid map designated "Proposed Public Open Spaces".

WE, the undersigned, VINCENT BIAGINI and WILLIAM C. THOMAS, JR., being the owners of property located on Toleman Road, in the Town of New Windsor, Orange County, New York, part of which is more particularly laid out and shown on a map entitled "Toleman Estates, Town of New Windsor, Orange County, New York" made by John F. Lantz, P.E., do hereby irrevocably offer to dedicate to the Town of New Windsor all of the streets as shown on said map together with the proposed public open spaces shown on said map.

Dated: December 13, 1972

*Vincent Biagini*

Vincent Biagini

*William C. Thomas Jr.*

William C. Thomas Jr.

# County of Orange

COUNTY CLERK'S OFFICE

Orange County Government  
Center



Goshen, New York 10924

CHARLES N. WINTERS  
County Clerk

Tel. (914) 294-5151

RICHARD E. RIKER  
Deputy County Clerk

Date February 23, 1973

Chairman of Planning Board  
Town of NEW WINDSOR

Dear Mr. Tallarico

In compliance with the Town Planning Law, this is to notify you that the Plan of Subdivision for TOLEMAN ESTATES Town of NEW WINDSOR, dated Nov. 1970 and approved by you on Feb. 14, 1973, was filed in our office on February 22, 1973, as Map Number 2939 in Pocket 15 Folder A.

With kindest regards, I am

Very truly yours,

Charles N. Winters  
County Clerk

By:

Shirley B. Hadden  
Chief Clerk

ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

To:

July 16, 1971

Toleman Estates, Inc.  
Route 32  
Central Valley, New York 10917

The Orange County Department of Health certifies that a realty subdivision map entitled Toleman Estates (T.V. & New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article 11 of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total Area 19.7 Acres, No. of Lots 24, Size (approx.) 200 by 200

Soil description Sandy loam  
Ground Water Depth 8' Date Determined June, 1971

Water Supply Individual wells  
Sewage Disposal Individual septic tank and tile fields

The owner intends to sell lots only

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. That the proposed facilities are installed in conformity with said plans.
2. That no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. That the purchaser of a lot sold without water supply and sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. That individual water supply and sewage disposal facilities will no longer be constructed or used when public facilities become available.
5. That each individual sewage disposal system will be installed under the supervision of a licensed professional engineer and this Department furnished with a certificate of compliance with the plans as approved.
6. That no grading will be done in the area of the sewage disposal system except as otherwise shown on the approved plans.

Planning Board

  
M. J. Schleifer, P. E.  
Assistant Commissioner

BERNARD KESSLER, P.E.

Consulting Engineer

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

914 356-0217

BOND ESTIMATE - TOLEMAN ESTATES

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICES</u>	<u>ESTIMATE</u>
Road Foundation Course	2150 L.F.	\$ 3.00	\$ 6,450.00
Curbs	4300 L.F.	2.50	10,750.00
Paving	2150 L.F.	8.50	18,275.00
Storm Drains - 18" CMP	1460 L.F.	6.00	8,760.00
Storm Drains - 24" CMP	75 L.F.	7.50	565.00
Catch Basins	12 each	250.00	3,000.00
Headwalls & Riprap	1 each	200.00	200.00
Monuments	12 each	30.00	360.00
		Total	\$48,360.00

Recommended Bond - \$49,000.

*Bernard Kessler*

REPORT ON  
WATER SUPPLY  
and  
SEWAGE DISPOSAL

TOLEMAN ESTATES  
TOWN of NEW WINDSOR  
ORANGE COUNTY, NEW YORK

20 November 1970

John F. Lantz, P.E.

## TOLEMAN ESTATES

Toleman Estates is located in the Town of New Windsor on Toleman Road approximately two miles northeast of Washingtonville, N.Y. The property totals approximately 106 acres which is divided by roads, easements and exceptions into five separate parcels which interferes with the development of the parcel.

In general the property on the westerly side of Toleman Road is rolling in nature exhibiting good surface drainage characteristics.

The parcels on the easterly side of Toleman Road are flat, relatively low and wet for extended periods of time. These parcels are unsuitable for subdivision without significant drainage improvements.

Parcel "A" being submitted for subdivision consists of approximately 19.7 acres at the southwest corner of the property. It is separated from the main holding by Toleman Road and an exception. It is also in a watershed separate from the remainder of the property.

Several intermittent streams cross the property. One originating in parcel "B" drains generally south and is tributary to Moodna Creek. The second flows through parcel "A" and is also tributary to Moodna Creek.

### WATER SUPPLY

It is proposed that the subdivision be served with individual wells serving each house. Existing homes in the immediate area are served in this manner and have adequate supplies with some wells reported to deliver in excess of 60 GPM.

The closest central supply and distribution system is the municipal facility serving Washingtonville. Extension to serve Toleman Estates is not proposed due to the distances involved and its associated cost. Very recently a comprehensive plan to develop a public water system to serve a major portion of the Town of New Windsor has been proposed. It is unlikely that implementation of this plan can be expected to serve Toleman Estates for several years.

A private central supply and distribution system to serve Toleman Estates was also considered. It is not proposed because the parcel proposed for subdivision is relatively remote from the main tract and the facilities required would not easily lend itself to a system serving the major site. As additional parcels are proposed for subdivision a central water system would become feasible.

#### SEWAGE DISPOSAL

The property was investigated to determine the feasibility of subsurface sewage disposal. Deep test pits indicated the absence of rock to a depth of 16'. Ground water was encountered at varying depths. For the parcel in question it was observed at approximately 8' below grade.

Percolation tests indicated a highly variable subsurface condition. However in general the subsurface investigations indicated approximately 12" of topsoil and the remaining 8' - 9' sandy to clay loam. The results may be classified as varying from poor to good. In general the site has only fair characteristics for subsurface disposal.

The streams that drain the property are intermittent in nature. Discharge of treated effluent to these water courses requires an exceptionally high degree of treatment. Present waste treatment systems can be designed to meet the effluent requirements, however costs and reliability are major problems.

The need for deep cuts or pumping stations, the difficulties in maintaining a consistently high level of treatment and the impact poor operation would have on several miles of stream until adequate dilution was achieved, all contribute to rejection of this alternate.

No municipal sewage treatment plant within a reasonable distance is available to accept wastes from this parcel.

Subsurface disposal is proposed as the most acceptable alternate. It is recognized that the parcel does not have good characteristics for individual systems. But proper design and careful installation will result in a workable system.



## ORANGE COUNTY DEPARTMENT OF HEALTH

HEALTH COMMISSIONER  
NORMAN I. CONDIT, M. D.

34 SOUTH STREET  
MIDDLETOWN, N. Y. 10940  
TEL. 343-7955

ASST. COMMISSIONER FOR  
ENVIRONMENTAL HEALTH  
MATTHIAS SCHLEIFER, P. E.

DIRECTOR OF  
PUBLIC HEALTH NURSING  
SHIRLEY THORNTON, R. N.

PLEASE ADDRESS REPLY TO:

December 22, 1970

Mr. John F. Lantz, P.E.  
236 High Street  
Monroe, New York 10950

Re: Toleman Estates  
T. New Windsor

Dear Sir:

We have reviewed on a preliminary basis the plan and application submitted for approval of plans for the above mentioned realty subdivision.

The application states that the area of the entire property is 106 acres and that the first section consisting of 32 lots has an area of 19.7 acres. The application further states that the total number of lots is "unknown" and that it is unknown whether additional sections of this subdivision will be submitted. Since this property has a potential for subdividing in excess of 50 lots (engineer's report indicates additional parcels will be subdivided) public water supply and public sewers are required.

Your engineer's report indicates that subsurface disposal was selected due to the multiplicity of problems (costs, reliability, collection system design problems, etc.). Further, in relation to a public water supply this consideration was rejected as unfeasible for this first section.

Although not specifically stated, this application as submitted together with your engineer's report requests a waiver to the requirements for public sewers and public water supply facilities, not only for this section but for the entire property. No waiver can be considered for the entire parcel. Prior

Mr. John F. Lantz, P.E.

-2-

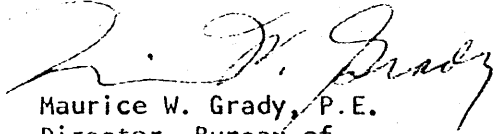
December 22, 1970

to the consideration of a wavier of these requirements for this first 32-lot section, we must know what considerations have been given to servicing these 32 lots with such public facilities when and if they should become available in the future.

The foregoing has been briefly discussed with you at the time of your visit to this office. Should you feel the need for further discussions, please do not hesitate to contact this office.

No further action will be taken upon this application pending a response to our comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "M. W. Grady", is written over the typed name.

Maurice W. Grady, P.E.  
Director, Bureau of  
Environmental Engineering

cc: File

February 17, 1971

Mr. Maurice V. Grady, M.D.  
Orange County Department of Health  
34 South Street  
Middletown, New York  
10940

Subject: Toleman Estates  
Town of New Windsor

Dear Sir:

In response to your letter of December 22, 1970, the following comments are presented:

1. A major portion of the Toleman Estates property, identified as parcels D and E in previous submissions, is poorly drained and not suited for residential development without major improvements. Only two building lots are proposed for parcels D & E. Parcel A under review has 32 lots. A preliminary layout for the entire property, indicating 48 lots has been accepted by the owners.

The owners will stipulate that the total property will be subdivided into less than 50 lots. A revised application SAN. 47 for this condition is attached.

It is requested that a waiver of the requirement for central water and sewer systems be granted.

2. The owners will also stipulate that private wells and private sewage disposal systems shall not be constructed or used after public facilities become available.

Installation of dry sewers and water mains are not proposed as current plans for servicing this area with public facilities are incomplete and timing uncertain.

If these proposals are acceptable, I suggest the joint field work be scheduled for March 12, 1971.

Very truly yours,

John F. Pantz, M.D.

2/23/71



ORANGE COUNTY DEPARTMENT OF HEALTH

HEALTH COMMISSIONER  
NORMAN I. CONDIT, M. D.

34 SOUTH STREET  
MIDDLETOWN, N. Y. 10940  
TEL. 343-7955

ASST. COMMISSIONER FOR  
ENVIRONMENTAL HEALTH  
MATTHIAS SCHLEIFER, P. E.

DIRECTOR OF  
PUBLIC HEALTH NURSING  
SHIRLEY THORNTON, R. N.

PLEASE ADDRESS REPLY TO:

February 17, 1971

Mr. John F. Lantz, P.E.  
226 High Street  
Monroe, New York 10950

Re: Toleman Estates  
T. New Windsor

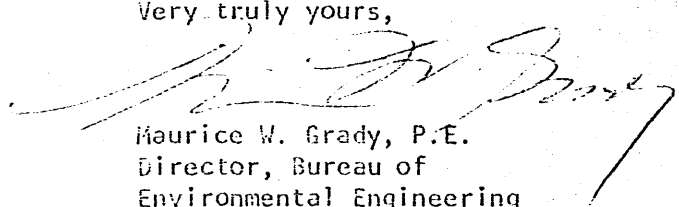
Dear Sir:

We are in receipt of your letter of February 17, 1971 outlining the proposals for the above mentioned property.

Since in accordance with the representations contained in your letter this property is to be subdivided into less than 50 lots, no specific waiver is needed.

Review of the plans currently before us will proceed for a determination of the acceptability of the designs for individual water supply and sewage disposal systems. You shall be notified of the results of this review in the near future.

Very truly yours,

  
Maurice W. Grady, P.E.  
Director, Bureau of  
Environmental Engineering

cc: Toleman Estates, Inc.  
File

ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health

CERTIFICATE OF APPROAL OF REALTY SUBDIVISION PLANS

To:

July 16, 1971

Toleman Estates, Inc.  
Route 32  
Central Valley, New York 10917

The Orange County Department of Health certifies that a realty subdivision map entitled Toleman Estates (T,X,R) New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total Area 19.7 Acres, No. of Lots 24, Size (approx.) 200' by 200'

Soil description Sandy loam

Ground Water Depth 8' Date Determined June, 1971

Water Supply Individual wells

Sewage Disposal Individual septic tank and tile fields

The owner intends to sell lots only

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. That the proposed facilities are installed in conformity with said plans.
2. That no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. That the purchaser of a lot sold without water supply and sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. That individual water supply and sewage disposal facilities will no longer be constructed or used when public facilities become available.
5. That each individual sewage disposal system will be installed under the supervision of a licensed professional engineer and this Department furnished with a certificate of compliance with the plans as approved.
6. That no grading will be done in the area of the sewage disposal system except as otherwise shown on the approved plans.

  
M. J. Schleifer, P. E.  
Assistant Commissioner

ORANGE COUNTY DAIRY LABORATORY

116 NORTH STREET  
MIDDLETOWN, NEW YORK

RESULTS OF CHEMICAL TESTS

Laboratory No. 13 Collected by John Lantz, PE

Date Collected 3/6/71 Date Received 3/8/71 Date Reported 3/12/71

Name John Lantz

Address 236 High Street-Monroe, New York

Source of Sample Drilled Well(Presutti)

Sampling Point Kitchen tap Type of Water

Physical Characteristics

Color 10 units

Threshold odor 1

Turbidity( $\text{SiO}_2$ ) 5 ppm

Chemical Characteristics

pH 7.1

Alkyl benzene sulfonate(Detergent) 0.1 ppm

Chloride(Cl) 1 grain per gallon or 21 ppm

Fluoride(F) 0 ppm

Hardness 7 grains per gallon of hardness as calcium carbonate or 120 ppm

Iron(Fe) 0.3 ppm

Manganese(Mn) 0 ppm

Nitrate( $\text{NO}_3$ ) 90 ppm

Nitrogen(N) 24 ppm

Sulfate( $\text{SO}_4$ ) 34 ppm

Total dissolved solids 0.3 ppm

*D. H. Marlatt*  
D.H. Marlatt, Director

WA-A

PHONE: 343-2136  
P. O. Box 415

H. B. MARLATT, Founder

## ORANGE COUNTY DAIRY LABORATORY

116 NORTH STREET  
MIDDLETOWN, NEW YORK

## RESULTS OF BACTERIOLOGIC EXAMINATION OF WATER

Laboratory No. 13 Collected by John Lantz, PE

Date Collected 3/6/71 Date Received 3/8/71 Date Reported 3/12/71

Name John Lantz

Address 236 High Street-Monroe, New York

Source of Sample Drilled Well(Presutti)

Sampling Point Kitchen tap Type of Water

Bacteria per ml Agar 35°C-24 hours 2700

Coliform group MPN per 100 ml &lt; 2.2

Volumes tested	Results	
	+	-
10 ml	0	5
1 ml	0	1
0.1 ml	0	1

## REMARKS:

The results of the bacteriologic examination show the absence of microorganisms of the coliform group in the volume tested and therefore signify the absence of pollution in the sample submitted.

The water supply can be considered a satisfactory source of drinking water at the time of sampling.

*D.H. Marlatt*

D.H. Marlatt, Director

ORANGE COUNTY DAIRY LABORATORY

116 NORTH STREET  
MIDDLETOWN, NEW YORK

RESULTS OF CHEMICAL TESTS

Laboratory No. 14 Collected by John Lantz, PE  
Date Collected 3/6/71 Date Received 3/6/71 Date Reported 3/12/71  
Name John Lantz  
Address 236 High Street-Monroe, New York  
Source of Sample Dug Well-Roosje  
Sampling Point Type of Water

Physical Characteristics

Color 0 units  
Threshold odor 1  
Turbidity(SiO<sub>2</sub>) 0 ppm

Chemical Characteristics

pH 7.5  
Alkyl benzene sulfonate(Detergent 0 ppm  
Chloride(Cl) 1 grain per gallon or 21 ppm  
Fluoride(F) 0 ppm  
Hardness 8 grains per gallon of hardness as  
calcium carbonate or 137 ppm(Hard)  
Iron(Fe) 0.2 ppm  
Manganese(Mn) 0 ppm  
Nitrate(NO<sub>3</sub>) 31 ppm  
Nitrogen(N) 8 ppm  
Sulfate(SO<sub>4</sub>) 39 ppm  
Total dissolved solids 0.1 ppm

*D. H. Marlatt*  
D.H. Marlatt, Director

WA-P  
PHONE: 343-2136  
P. O. Box 415

H. B. MARLATT, Founder

ORANGE COUNTY DAIRY LABORATORY  
116 NORTH STREET  
MIDDLETOWN, NEW YORK

RESULTS OF BACTERIOLOGIC EXAMINATION OF WATER

Laboratory No. 14 Collected by John Lantz, PE  
Date Collected 3/6/71 Date Received 3/8/71 Date Reported 3/12/71  
Name John Lantz  
Address 236 High Street-Monroe, New York  
Source of Sample Dug Well-Roosje  
Sampling Point Type of Water

Bacteria per ml Agar 35°C-24 hours 1100

Coliform group MPN per 100 ml 5

Volumes tested	Results	
	+	-
10 ml	2	3
1 ml	0	1
0.1 ml	0	1

REMARKS:

The results of the bacteriologic examination show the presence of microorganisms of the coliform group in the volumes tested and therefore the presence of pollution in the sample submitted.

The water supply cannot be considered a satisfactory source of drinking water until the source of pollution has been found, corrected and another laboratory examination made signifying the absence of pollution.

*D. H. Marlatt*

D.H. Marlatt, Director



## ORANGE COUNTY DEPARTMENT OF HEALTH

HEALTH COMMISSIONER  
NORMAN I. CONDIT, M. D.

34 SOUTH STREET  
MIDDLETOWN, N. Y. 10940  
TEL. 343-7955

ASST. COMMISSIONER FOR  
ENVIRONMENTAL HEALTH  
MATTHIAS SCHLEIFER, P. E.

DIRECTOR OF  
PUBLIC HEALTH NURSING  
SHIRLEY THORNTON, R. N.

PLEASE ADDRESS REPLY TO:

February 25, 1971

Mr. John F. Lantz, P.E.  
226 High Street  
Monroe, New York 10950

Re: Toleman Estates  
T. New Windsor

Dear Sir:

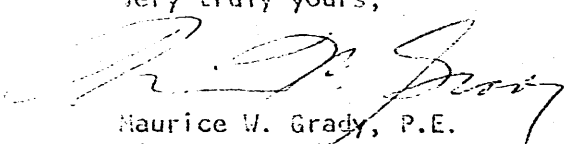
We have reviewed the application and plans for the above mentioned subdivision.

Attached are our comments based on technical review for your consideration.

We are retaining the application and one copy of the plans and engineer's report for our files and returning the balance of the submission to you.

Further consideration of this application is withheld pending receipt of your comments and/or revised plans.

Very truly yours,

  
Maurice W. Grady, P.E.  
Director, Bureau of  
Environmental Engineering

cc: Toleman Estates, Inc.  
File

Enclosures

## COMMENTS BASED ON TECHNICAL REVIEW

Project: Toleman Estates Subdivision, Town of New Windsor  
Date of Submission: February 19, 1971  
Date of Review: February 24, 1971

1. It is required that a minimum 200-foot separation distance be maintained between individual wells and tile fields when the well is below grade and in the line of drainage of the tile field. It is also required that a 50-foot minimum separation distance be maintained between individual wells and the subdivision perimeter line. In view of these requirements, your design layout contains numerous cases where separation of well and tile field between adjacent or neighboring lots is inadequate.
2. Since your deep test pit data as stated in your engineer's report shows the ground water table to be eight feet below grade, the seepage pit designs are unacceptable as proposed. A two-foot minimum separation distance must be maintained between the bottom of any sewage leaching system and the maximum ground water elevation.
3. With regard to Section B, the sewage disposal system design chart does not relate to the designs as shown on the subdivision plan. The chart seems to apply to tile field designs while the plans shows seepage pits.
4. In order for a proper elevation of the adequacy of your proposed water supply with regards to quantity and quality, a complete bacteriological and chemical analysis report should be submitted of a representative water source in this subdivision area. A well yield analysis should also be submitted of a representative well near this property to show that a minimum five gallon per minute yield can be anticipated.
5. Your engineer's report mentions that this subdivision is on a watershed area. If this is the case, approval must be granted from the municipal watershed official prior to our approval. *N.A.*  
*M. W. P.*

Upon satisfactory response to the above mentioned items, a joint site inspection may be arranged with this office.

The foregoing comments are based on a review of the application, engineer's report, plans and other engineering data submitted. We have attempted to make this review as complete as possible; however, it must be appreciated that any new submission depending upon the nature of any revisions may require further review and comments.

cc: File



# ORANGE COUNTY DEPARTMENT OF HEALTH

HEALTH COMMISSIONER  
NORMAN I. CONDIT, M. D.

34 SOUTH STREET  
MIDDLETOWN, N. Y. 10940  
TEL. 343-7955

ASST. COMMISSIONER FOR  
ENVIRONMENTAL HEALTH  
MATTHIAS SCHLEIFER, P. E.

DIRECTOR OF  
PUBLIC HEALTH NURSING  
SHIRLEY THORNTON, R. N.

PLEASE ADDRESS REPLY TO:

May 3, 1971

Mr. John F. Lantz, P.E.  
226 High Street  
Monroe, New York 10950

Re: Toleman Estates  
Subdivision  
T. New Windsor

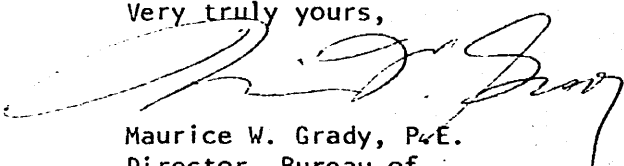
Dear Sir:

We have reviewed your partial resubmission of the above mentioned subdivision. Prior to our scheduling of a joint site inspection, information is required to show that a satisfactory quantity and quality of water can be delivered to the potential consumers in this subdivision. This information was requested in our technical review letter of February 25, 1971 and again in our letter to you dated March 30, 1971.

The necessary minor modifications and details as required for final approval can be discussed at the time of the joint site inspection.

If you should have any questions on the aforementioned, please do not hesitate to contact this office.

Very truly yours,



Maurice W. Grady, P.E.  
Director, Bureau of  
Environmental Engineering

cc: Toleman Estates, Inc.  
File



## ORANGE COUNTY DEPARTMENT OF HEALTH

HEALTH COMMISSIONER  
NORMAN I. CONDIT, M. D.

34 SOUTH STREET  
MIDDLETOWN, N. Y. 10940  
TEL. 343-7955

ASST. COMMISSIONER FOR  
ENVIRONMENTAL HEALTH  
MATTHIAS SCHLEIFER, P. E.

DIRECTOR OF  
PUBLIC HEALTH NURSING  
SHIRLEY THORNTON, R. N.

PLEASE ADDRESS REPLY TO:

March 30, 1971

Re: Toleman Estates  
Town of New Windsor

Mr. John F. Lantz, P.E.  
226 High Street  
Monroe, New York 10950

Dear Sir:

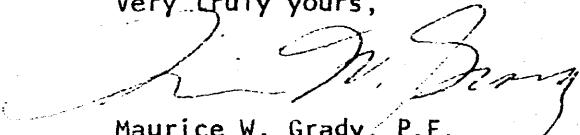
We have reviewed your partial resubmission for the above mentioned subdivision.

Attached are our comments based on technical review for your consideration.

We are retaining one copy of the plans for our files and are returning the balance of the submission to you.

Further consideration of this application is withheld pending receipt of your comments and/or revised plans.

Very truly yours,

  
Maurice W. Grady, P.E.  
Director, Bureau of  
Environmental Engineering

cc: Toleman Estates, Inc.  
File



## ORANGE COUNTY DEPARTMENT OF HEALTH

HEALTH COMMISSIONER  
NORMAN I. CONDIT, M. D.

34 SOUTH STREET  
MIDDLETOWN, N. Y. 10940  
TEL. 343-7955

ASST. COMMISSIONER FOR  
ENVIRONMENTAL HEALTH  
MATTHIAS SCHLEIFER, P. E.

DIRECTOR OF  
PUBLIC HEALTH NURSING  
SHIRLEY THORNTON, R. N.

PLEASE ADDRESS REPLY TO:

July 6, 1971

Mr. John F. Lantz, P.E.  
226 High Street  
Monroe, New York 10950

Re: Toleman Estates  
Subdivision  
Town of New Windsor

Dear Sir:

The following comments are offered based on a review of your final submission for approval of the above referenced subdivision:

1. The design engineer's seal and signature is required on all plans for approval.
2. In instances where a well will be above grade from a tile field area, the minimum separation distance is 100 feet. The proposed separation distances between the well on Lot A-10 and the tile field on A-11, and between the well on A-11 and the tile field on C-3 does not meet this minimum requirement.
3. In cases where a well water source will be below grade from a tile field area and possibly in the line of drainage, a 200 foot minimum separation distance is required. The proposed separation distance between the well on Lot C-1 and the tile field areas on Lots C-5 and C-6 does not meet this minimum requirement.
4. As discussed in past telephone conversations, the direct line of drainage may be intercepted by a proposed road, thereby reducing the minimum required separation distance to 100 feet, only if the construction of the road will necessitate a cut. To eliminate the necessity of a minimum separation distance of greater than 100 feet where wells and tile fields are separated by proposed roads, a road cut must somehow be indicated.

July 6, 1971

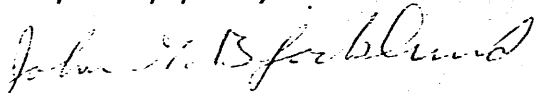
5. The significance of the numbers in the design chart on the lower left hand corner of the plan should be more fully described. In general, they should be readily comprehensible to the laymen who will be purchasing the lot for building purposes.
6. The distribution box as shown on your typical lot layout does not appear to conform with your tile field designs which indicate the need for drop manholes.
7. It should be indicated on the plans that if garbage grinders are utilized, a 50% increase in septic tank capacity will be required.
8. There should be either an indication that the septic tank will meet the U.S. Commercial Standard 177-62, or a detail of the septic tank should be shown on the plans in accordance with Bulletin One, Part Three of the New York State Health Department Standards for Waste Treatment Works.
9. The minimum house setback should be shown on the plans.
10. It should be shown on the plan that a minimum 15 foot separation distance will be maintained between any portion of the tile field and any proposed or existing road.
11. A site location sketch should be shown on the plan for approval.
12. A new check in the amount of \$3.50 per lot proposed for final approval should be submitted. Upon receipt of this check, we shall return your original check of \$112.00 for your original proposal of 32 lots.

The foregoing comments are based on a review of the application, engineer's report, plans and other engineering data submitted. We have attempted to make this review as complete as possible; however, it must be appreciated that any new submission depending upon the nature of any revisions may require further review and comments.

We are returning two copies of the plans for your revisions.

Please do not hesitate to contact this office if you should have any further questions on the aforementioned.

Very truly yours,



John G. Bjorklund, P.E.  
Senior Public Health Engineer  
Bureau of Environmental Engineering

cc: File

Enclosures

July 12, 1971

John G. Bjorklund, I.E.  
Senior Public Health Engineer  
Bureau of Environmental Engineering  
Orange County Health Department  
24 North Street  
Middletown, New York

Subject: Tollman Estates

Dear Mr. Bjorklund:

We are submitting three copies of a submission for the above subject subdivision which has been amended to satisfy the requirements of your letter of July 6, 1971.

The subdivision roads will be constructed in conformity with the Town of New Windsor Highway Dept. road specifications. This will require curbs and storm drainage facilities. It is my understanding that this condition will modify the requirement for a two hundred foot separation between a well and uphill septic system.

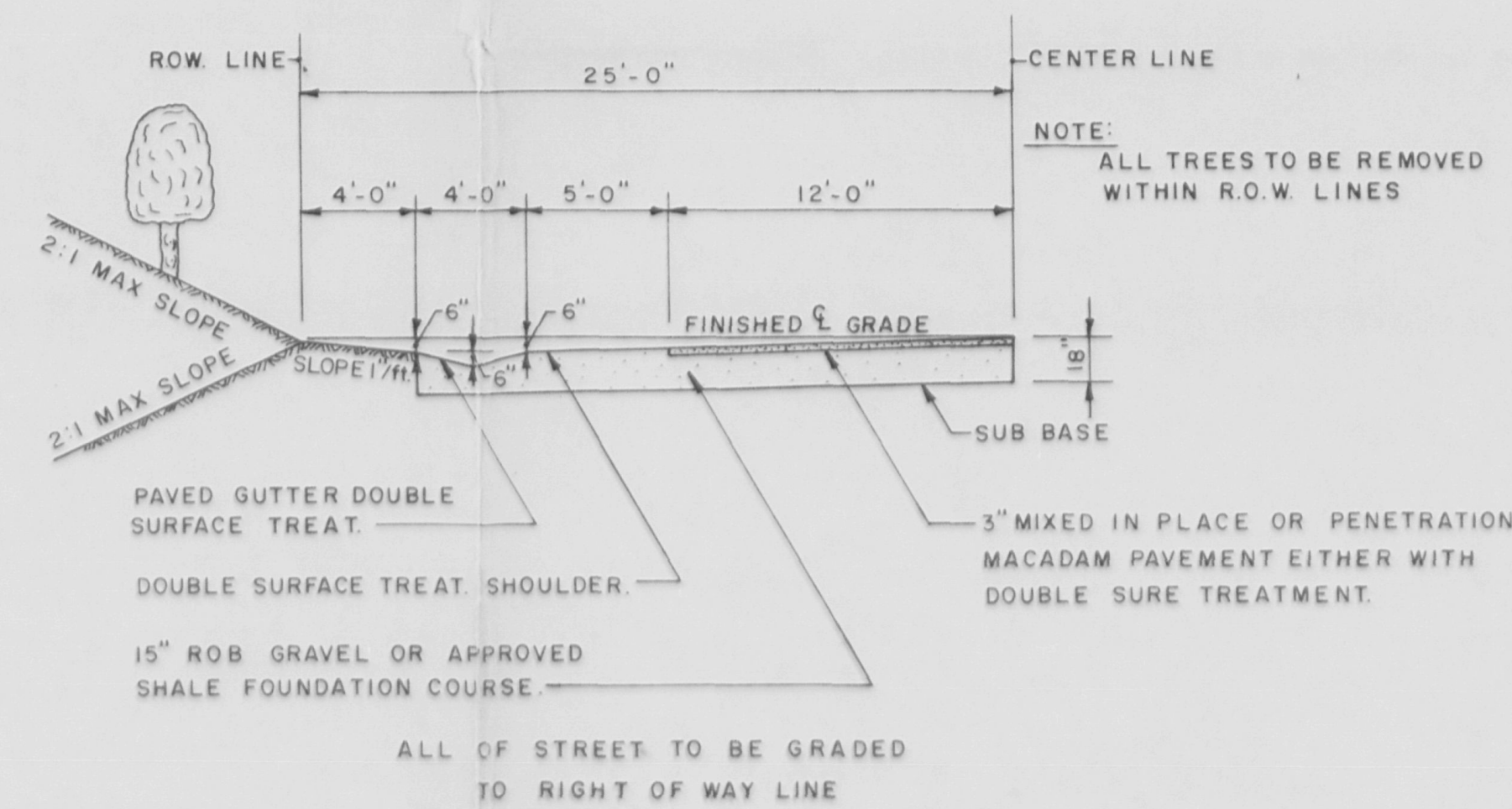
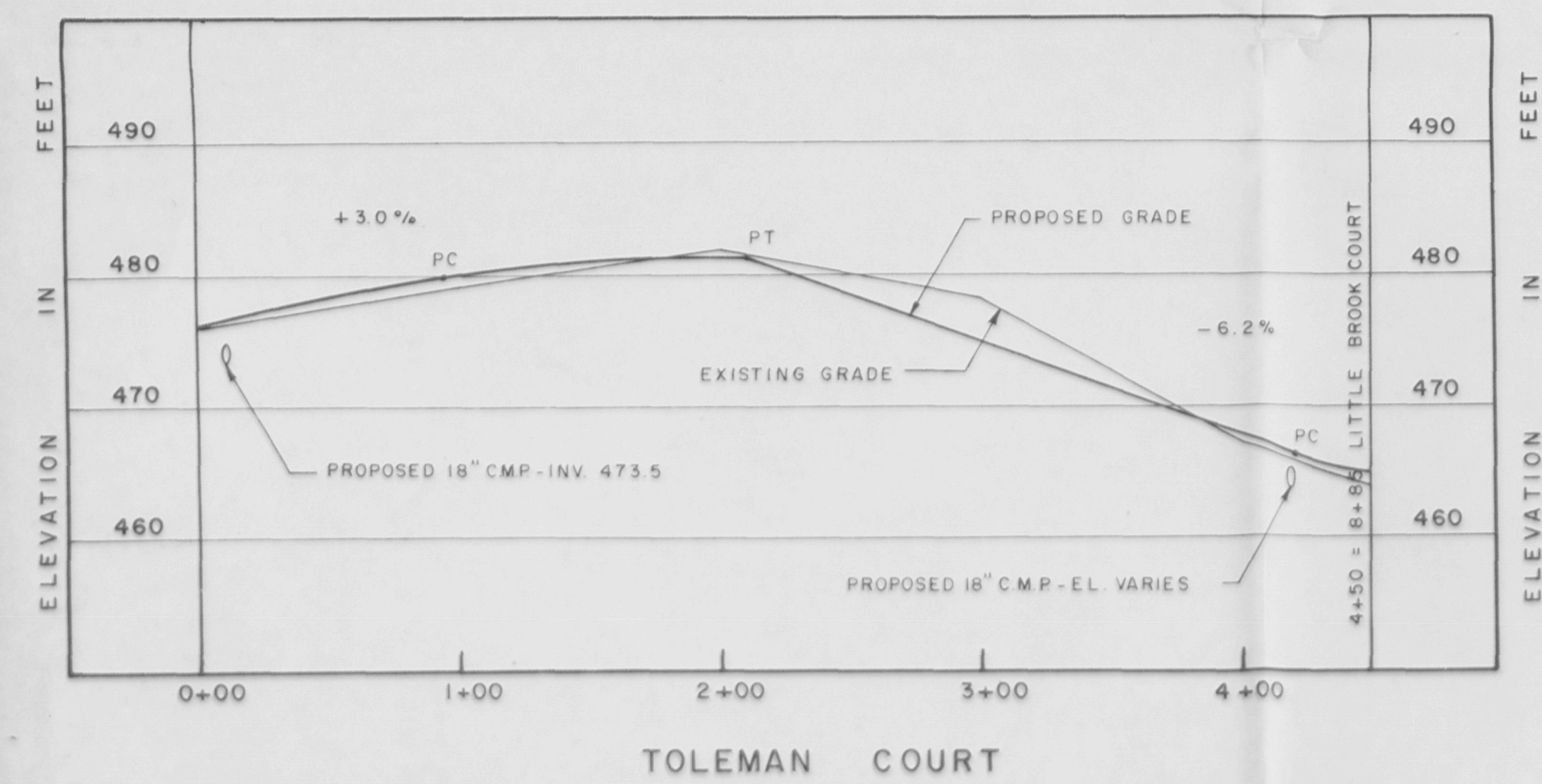
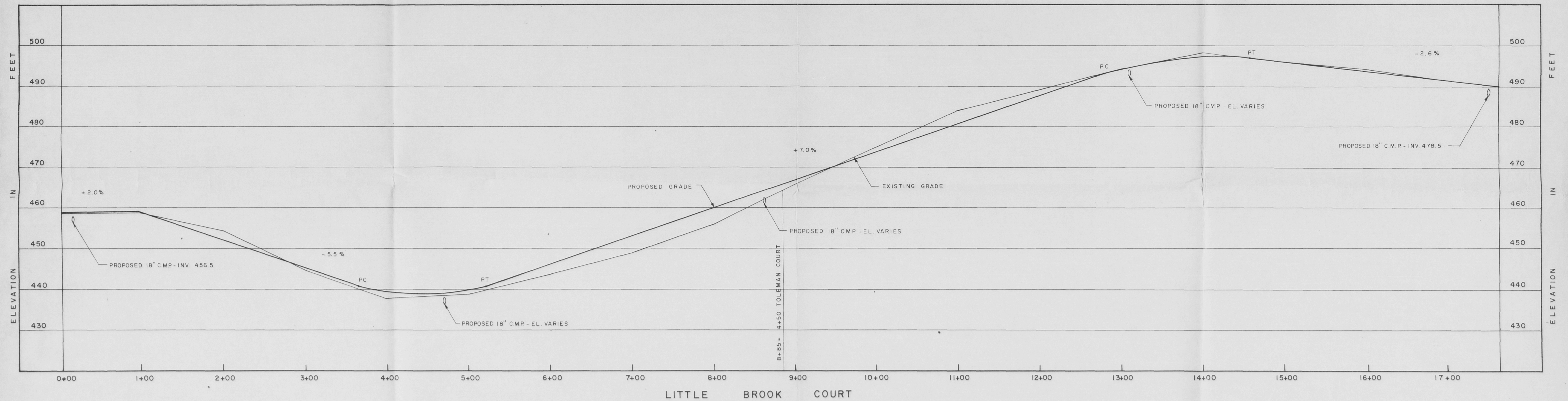
We are attaching a check in the amount of \$84.00 to cover review of this project.

We trust that submission is complete and will meet with your approval.

Very truly yours,

John F. Iantz, P.E.

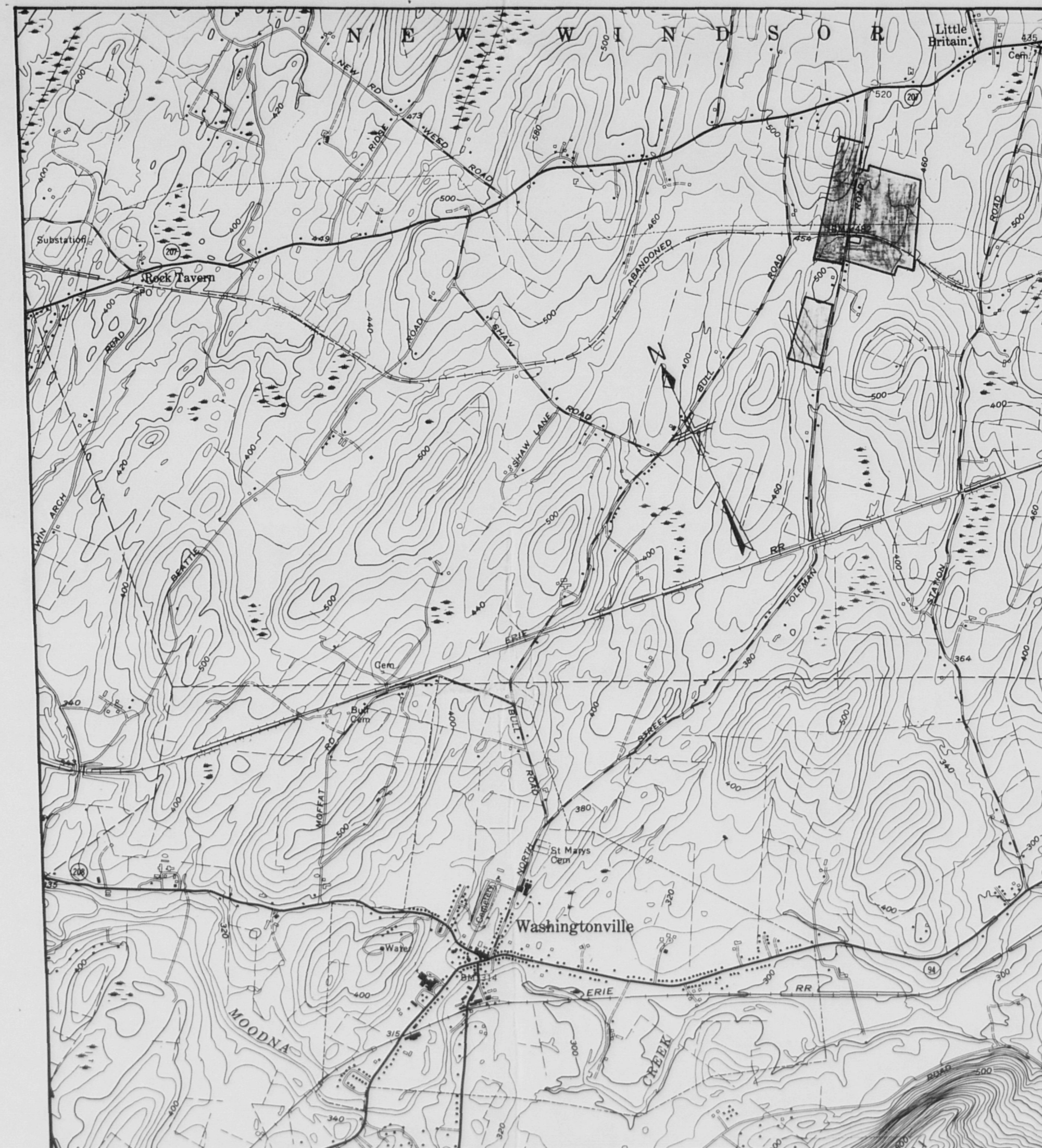
JFI/hl



TOLEMAN ESTATES  
ROAD PROFILES  
AND  
STORM WATER DRAINAGE  
SCALE: HOR. 1" = 10'  
VERT 1" = 50'  
SHEET 2 OF 2

# ROCK TAVERN ESTATES

TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK



2000 1000 0 1000

LOCATIONAL PLAN

— LIMITS OF PROPERTY

JOHN F. LANTZ P.E.

MONROE, NEW YORK

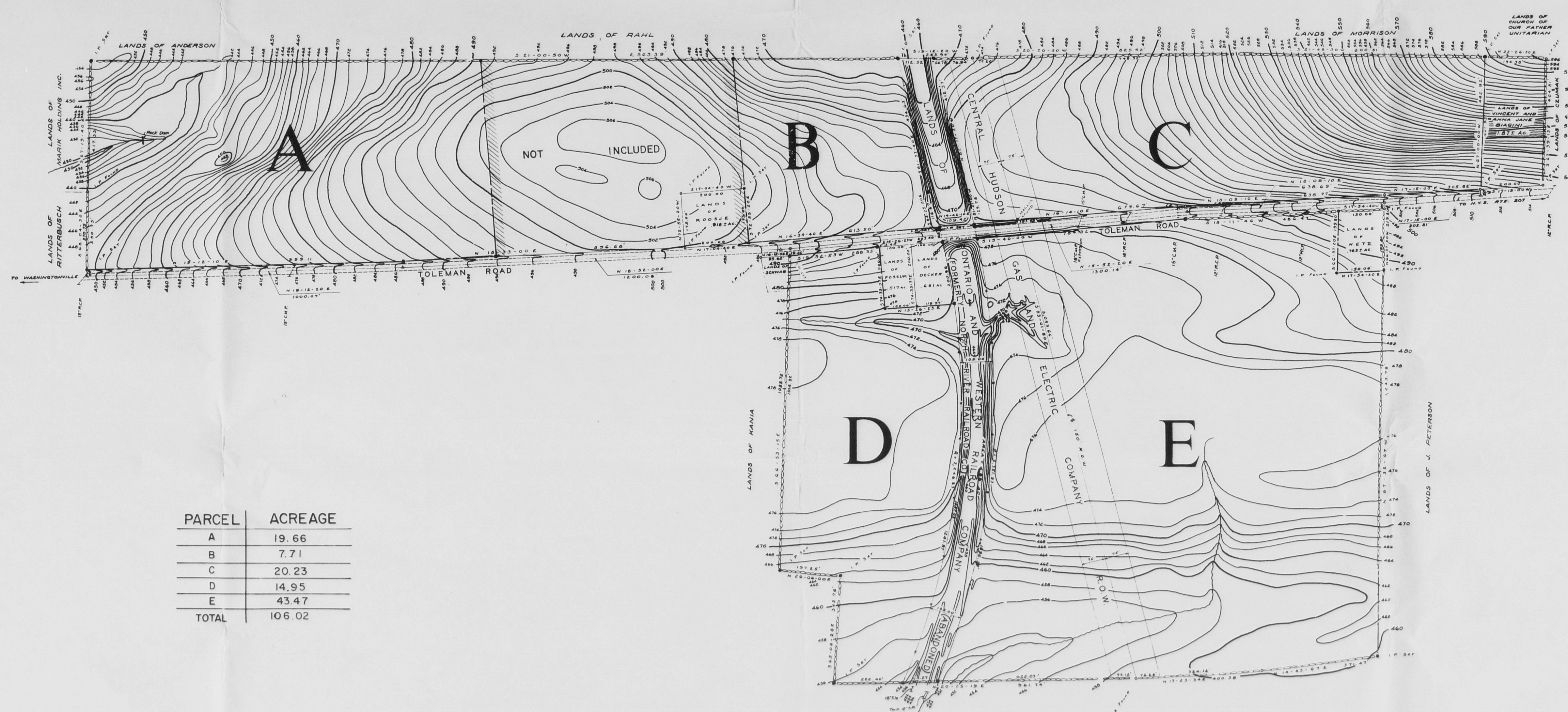
JANUARY, 1970

WILLIAM THOMAS SR. Oakleaf Ave Central Valley  
+

VINCENT BIAGINI Woodcock Mt. Road WASHINGTONVILLE

RECEIVED TOWN OF NEW WINDSOR  
PLANNING BOARD  
BY *[Signature]*

*Preliminary* APPROVAL GRANTED For Section 4  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON *2/11/70*  
BY *[Signature]*



PARCEL	ACREAGE
A	19.66
B	7.71
C	20.23
D	14.95
E	43.47
TOTAL	106.02

DISTANCES AND BEARINGS SURVEYED  
BY WILLIAM C. PRICE L.S. NY 32426

# GENERAL PLAN ROCK TAVERN ESTATES

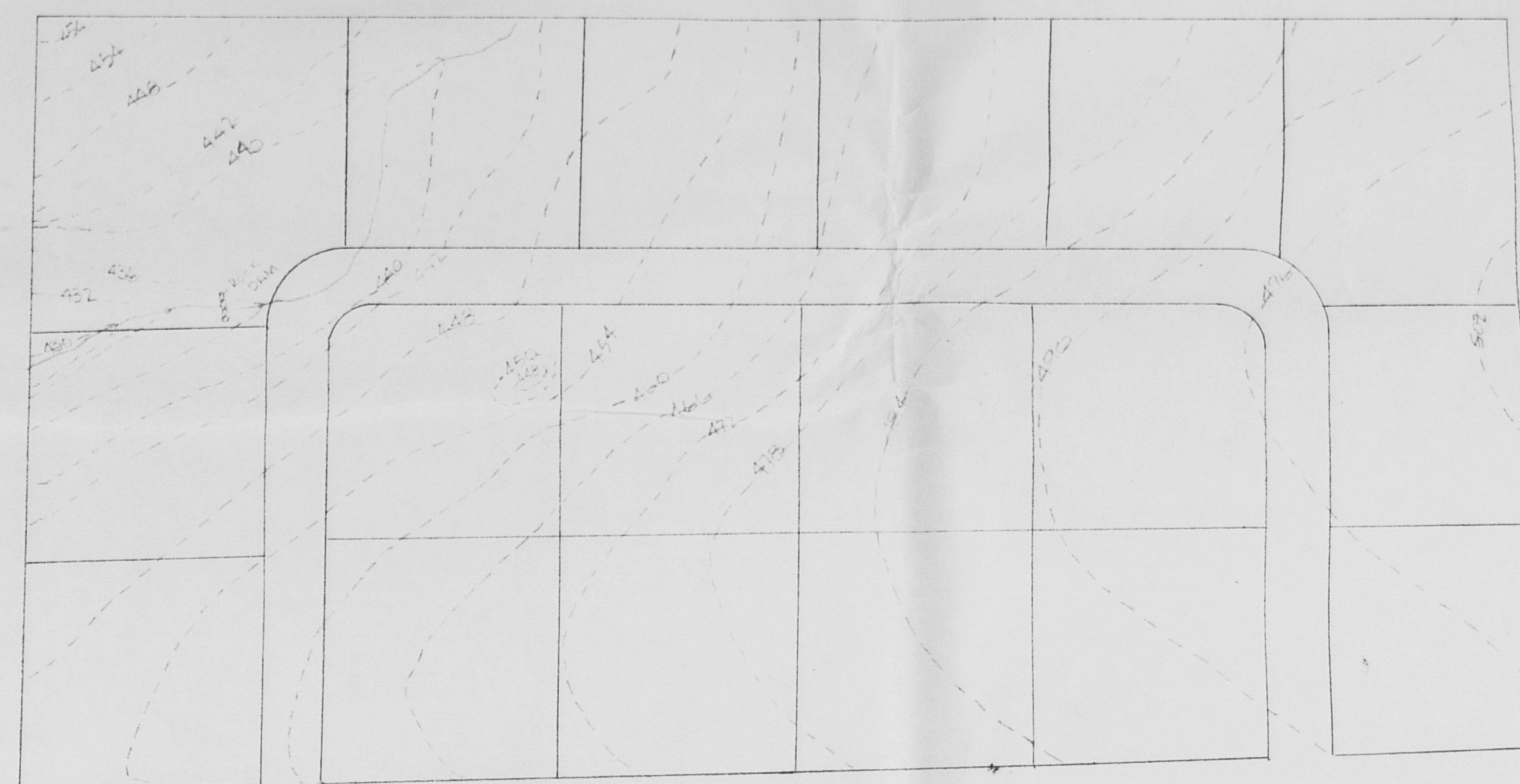
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

JOHN F. LANTZ P.E.  
MONROE, NEW YORK

SCALE: 1"=200' JAN. 1970



A1 12 @ 1 1/2 ACRES



A2 17 @ 1 ACRE

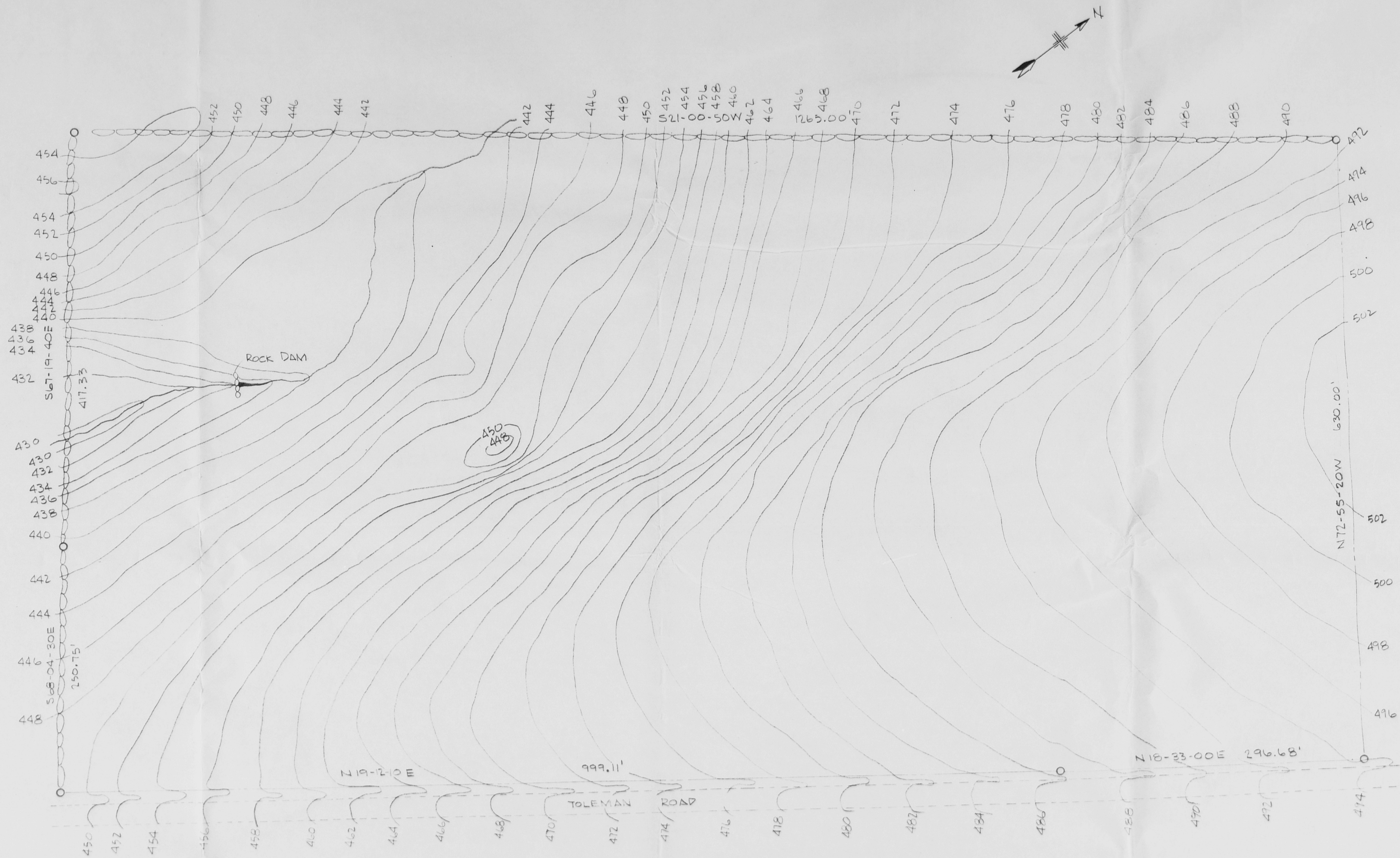


A3 32 @ 100' x 150'



A4 30 @ 100' x 200'

ALTERNATE SITE LAYOUTS FOR PARCEL **A**  
 JOHN F. LANTZ P.E.  
 MONROE, NEW YORK  
 JANUARY, 1970 SCALE 1"=100'-0"



PARCEL A  
JOHN F. LANTZ P.E.  
MONROE, NEW YORK  
JANUARY 1970 SCALE 1" = 50.0'